

This instrument was prepared by:

Joe A. Scotch
Birmingham, Al

Send Tax Notice to:

Scotch Building & Dev. Co.
110 Scotch Drive, Ste 101
Birmingham, Al 35242

CORPORATION WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS, that in consideration of ONE HUNDRED SIX THOUSAND and NO/100 DOLLARS to the undersigned grantor, **Shady Hollow Development, Inc.** a corporation (herein referred to as GRANTOR), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey to **Scotch Building & Development Co., Inc.** (herein referred to as GRANTEE), whether one or more, the following described real estate situated in Shelby County, Alabama to wit:

Lots 34 and 35 according to the final plat of Sunset Lake Phase 5, as recorded in Map Book 35, Page 39 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to taxes, and easements and restrictions of record.

TO HAVE AND TO HOLD to the said Grantee, his, her or their heirs, or its successors and assigns forever.

And the said GRANTOR does, for itself, its successors and assigns, covenant with said Grantee, his, her or their heirs and assigns, or its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free of all encumbrances, unless otherwise stated above; that it has good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said GRANTEE, his, her or their heirs and assigns, or its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Joe A. Scotch, Jr., who is authorized to execute this conveyance, has hereto set its signature and seal this 10th day of February, 2006.

Shady Hollow Development, Inc.

BY: 

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

151 American Bank



20060215000075250 2/2 \$15.00
Shelby Cnty Judge of Probate, AL
02/15/2006 10:27:36AM FILED/CERT

**STATE OF ALABAMA
SHELBY COUNTY**

GENERAL ACKNOWLEDGEMENT

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Joe A. Scotch, Jr., whose name as President of Shady Hollow Development, Inc. is signed to the foregoing conveyance, and who is known to me, acknowledges before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this 10th day of February, 2006, .

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 16, 2007
BONDED THRU NOTARY PUBLIC UNDER WRITERS

My Commission Expires

Nancy Orleans
Notary Public